

7.3.2	NORTHWARDS EXTENSION OF STELLENBOSCH URBAN PLANNING AND DEVELOPMENT PROJECT: FEASIBILITY REPORT
--------------	--

1. PURPOSE OF REPORT

To report to Council on the feasibility of the proposed development initiatives for the northwards extension of Stellenbosch for purposes of an integrated urban development in execution of the previous decision and to recommend for further implementation of the process.

2. BACKGROUND**35TH COUNCIL MEETING: 2015-10-28: ITEM 7.4****RESOLVED** (majority vote)

- (a) that Council confirm that the municipal owned properties (lease areas):
- Rem Farm 183;
 - Portion 23 of Farm 183;
 - Portion 36 of Farm 183; and
 - Leased Portions A, B and C of Farm 183, are not needed to provide the minimum level of basic municipal services in terms of Section 14(2)(a) of the Local Government: Municipal Finance Management Act, 56 of 2003, but that the land is required for the establishment of urban development and integrated human settlements;
- (b) that the Municipal Manager be authorised to proceed with processes to secure the requisite land use rights, approvals and authorisations on the entire developable area, including the privately owned land of WS Smit and others for a northward extension of the urban area abutting Kayamandi;
- (c) that the Municipal Manager be authorised to negotiate the acquisition and/or availability of the privately owned land and/or disposal of municipal land for integrated human settlement development purposes, including, but not limited to land swaps, land availability agreements and outright acquisitions or disposals;
- (d) that the Municipal Manager be authorised to proceed with planning and tender processes for the development of the municipal land and all other land identified as necessary to achieve the objective of creating an integrated development for the extension of the urban area northwards of Kayamandi, inclusive of, but not limited to:
- Land valuations;
 - Land availability and related agreements;
 - Environmental authorisation;
 - Land use approvals;

-
- Subdivision of agricultural land;
 - Heritage permits;
 - Feasibility assessment;
 - Project management; and
 - External services provision
- (e) that the Municipal Manager be authorised to conduct a public participation process to facilitate the determinations made by Council in terms of Section 14(2)(a) and (b) of the MFMA;
- (f) that the Municipal Manager be authorised to dispose of the municipal land in accordance with the Stellenbosch disposal management system at a value to be determined by the Municipal Manager considering the benefit to be derived for the community; a
- (g) that the Municipal Manager proceed with the recruitment and appointment of a seasoned project manager (with relevant qualification/s and experience) to project manage amongst other the planning; feasibility studies; fund raising; property negotiations; design and implementation of this project for at least two years;
- (h) that the Council resolution of 2014-06-25 be honoured in that a Land availability study (Phase 1) that includes analyses of the socio-economic situation, land use, topography / soils / drainage, heritage, traffic and access, proximity to and capacity of services infrastructure be concluded, leading to a feasibility assessment and decision to proceed / terminate the process by Council, prior to commencement of subsequent phases; and
- (i) that Council appoint an independent objective consultant to undertake the feasibility study.

*The following Councillors requested that their votes of dissent be minuted:
Councillors DA Hendrickse; AT van der Walt and M Wanana.*

6TH COUNCIL MEETING: 2017-02-22: ITEM 7.3.2

In response to specific concerns raised, it was pointed out that this will be an integrated development. The rules will be strictly applied and only those who are on waiting lists will qualify, unless an emergency area is declared in terms of court orders. It was also pointed out that this development is in its planning phase and that further presentations will be made on the way forward.

RESOLVED (majority vote)

- (a) that Council support the development planning process to proceed in order to achieve the aim of an integrated human settlement development covering an area of approximately 86 ha in the study area as indicated in **APPENDIX 1**; and

- (b) that Council supports investigating the extension of the current urban edge to be considered by the public during the April 2017 IDP/budget/SDF process.

The following Councillors requested that their votes of dissent be minuted:

Cllrs F Adams; LK Horsband (Ms) and RS Nalumango (Ms).

Meeting:	6 th Council: 2017-02-22	Submitted by Directorate:	Planning & Economic Development
Ref No:	15/10	Author:	Director: Planning & Econ Dev
Collab	490656	Referred from:	Mayco: 2017-02-15